

Cornerstone at Georgetown Townhomes

Date: August 4, 2026 6:00 pm

Location: Cornerstone at Georgetown Unit 244

Present Members:

Tom Froehle (322), Roezanne Saxton (244), Ryan Smart (326), Sheriise Rey-Pamphile (328), Elizabeth Kirk (240)

Property Management Company Representation: Not Present

Agenda:

- 1) **Round Table Discussion (Informal Meeting)** - start at 6:02pm.
- 2) **Review Meeting Procedures:**
 - a. Email/Texting Handling going forward
 - b. Parliamentary Procedure handed out for review and future handling
- 3) **Review Board Responsibilities:**
 - a. *Review Covenants for all specific duties*
 - i. President: Tom Froehle
 1. Impartial, votes when there is a tie in votes amongst board
 - ii. Vice President: Sheriise Rey-Pamphile
 1. Assists President as a back-up
 - iii. Treasurer: Ryan Smart
 1. Completes monthly financial audits
 - iv. Secretary: Elizabeth Kirk
 1. Find a place for meetings and set appointments
 2. Keep minutes
 3. Sends out Agenda 3 days before meeting to allow residents time throughout the month to get on the month's agenda
 - v. At Large – Roezanne Saxton
- 4) **Old Business**
 - a. **Discuss Legal Fees Incurred** - \$240 from Brick Gentry Law Firm
 - i. Ask Jeff to forward any written communication with homeowner before next board meeting
 - ii. Correspondence to follow about future calls to our association law firm.
 - b. **Independent Financial Audit – Tentative Quote of \$12,000**
 - i. Cost Breakdown - \$7,500 to \$10,000, plus cost of Property Management by Design's time to gather files (\$150/hr, estimate of \$1,500).
 - c. **Tree Work** - \$8200 to remove 8 trees, upcoming work.
- 5) **New Business**
 - a. **Deferred Maintenance Schedule - \$3500**
 - i. Have a full discussion on financial impact and options

b. Speed Sign Update

- i. Discuss financial impact of updating signage to include “Child at Play”

c. Covenants – As of 07/27 32 of 61 homeowners have signed

- i. Ask Jeff to spend 10 min discussing the pros and cons of homeowners not signing the new covenants at next Board Meeting. Share implications with homeowners.

d. Review reopening portal communication amongst homeowners

- i. Intend to discuss in board meeting
 - 1. Considering turning on with approval of posts

6) **Close:** Meeting concluded at 7:17 pm.

Next meeting: Tuesday, August 25th at 6 pm, at Ankeny Kirkendall Public Library, Conference Room B